

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): South Gate

State: CA

PJ's Total HOME Allocation Received: \$14,590,625

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	87.42 %	93.35 %	73	93.41 %	13	12	
% of Funds Disbursed	81.27 %	85.12 %	54	84.68 %	29	27	
Leveraging Ratio for Rental Activities	0.2	5.84	78	4.72	5	4	
% of Completed Rental Disbursements to All Rental Commitments***	98.22 %	72.98 %	21	80.76 %	44	55	
% of Completed CHDO Disbursements to All CHDO Reservations***	84.48 %	61.88 %	19	68.18 %	73	78	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	77.11 %	77.72 %	56	80.32 %	30	31	
% of 0-30% AMI Renters to All Renters***	48.19 %	39.58 %	34	45.16 %	52	54	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	91.57 %	92.53 %	69	95.04 %	20	19	
Overall Ranking:			In State: 36 / 92		Nationally: 41 38		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$99,162	\$33,130		\$26,037	83 Units	83.80 %	
Homebuyer Unit	\$41,734	\$20,348		\$14,755	16 Units	16.20 %	
Homeowner-Rehab Unit	\$0	\$27,021		\$20,487	0 Units	0.00 %	
TBRA Unit	\$0	\$2,819		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): South Gate CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$120,775	\$166,787	\$0
State:*	\$131,762	\$111,680	\$27,980
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.06

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	7.9	0.0	0.0	0.0	Single/Non-Elderly:	17.1	0.0	0.0	0.0
Black/African American:	7.9	0.0	0.0	0.0	Elderly:	22.4	0.0	0.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	13.2	18.8	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	28.9	75.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	18.4	6.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	84.2	100.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	30.3	0.0	0.0	0.0	Section 8:	2.6	0.0 [#]		
2 Persons:	25.0	0.0	0.0	0.0	HOME TBRA:	0.0			
3 Persons:	13.2	18.8	0.0	0.0	Other:	6.6			
4 Persons:	18.4	50.0	0.0	0.0	No Assistance:	90.8			
5 Persons:	7.9	25.0	0.0	0.0					
6 Persons:	5.3	0.0	0.0	0.0					
7 Persons:	0.0	6.3	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001		0		

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): South Gate

State: CA

Group Rank: 41
(Percentile)

State Rank: 36 / 92 PJs

Overall Rank: 38
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	98.22	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	84.48	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.11	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	91.57	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.86	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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